

RESIDENTIAL BUILDING PACKET

(Residential New One & Two Family, Model Home)



Available online at
www.celina-tx.gov
[142 N. Ohio](#)
[Celina, TX 75009](#)



*** Homeowners' or Property Owners' Association approvals
may be required and shall be obtained PRIOR to
submitting an application with the City***

RESIDENTIAL NEW ONE & TWO FAMILY

(972)382-2682
142 N. Ohio St

PERMIT NUMBER: _____

☐ New Submittal

☐ Resubmittal

AN INCOMPLETE APPLICATION WILL DELAY THE REVIEW OR CAUSE APPLICATION TO BE DENIED

COUNTY: ☐ Collin ☐ Denton

Project Address:		Block:	Lot:
Subdivision:		Phase:	Lot Size:
Water Available:	Yes () No ()	Sewer Available:	Yes () No ()
Flood Prone Area	Yes () No ()	Drainage/Utility Easements:	Yes () No ()
Electrical Provider: COSERV () GCED () ONCORD ()		Gas Provider: ATMOS () COSERV () ONCORD ()	

☐ RESIDENTIAL ONE & TWO FAMILY

☐ MODEL HOME

HOA/POA approval attached:

☐ Yes

☐ Property is not in an HOA/POA

BUILDING DESCRIPTION

MATERIALS DESCRIPTION

Total Sq. Ft. Under Roof:	Type Foundation:
Total Area AC Space:	% Brick:
Number Stories:	Fireplace:
No. Dwelling Units:	Plan#
Fence <input type="checkbox"/> Yes <input type="checkbox"/> No (must be highlighted on site plan)	Finished Floor Elevation:

TOTAL ESTIMATED VALUE: \$

APPLICANT Name:

Company Name:		Position:	
Address:			
City:	State:	Zip:	
Phone:	Ext:	Email:	

PROPERTY OWNER:

Representatives Name:			
Address:			
City:	State:	Zip:	
Phone:	Ext:	Email:	

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION, ALONG WITH ALL SUPPORTING DOCUMENTATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Application for CERTIFICATE OF OCCUPANCY is hereby made coincident with application for Building Permit to use the premises and building as follows:

I understand that a Certificate of Occupancy will be issued by the City Building Inspector only when the building and premises comply with Celina Ordinances and the laws of the State of Texas.

PRINT NAME

SIGNATURE

DATE



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CONTRACTOR CERTIFICATION

Any contractor performing work within the City of Celina / ETJ shall have a current Contractor Registration on file prior to issuing any permits and/or start of any work. The registration form shall be completed by a State Certified Master License holder

Architect Name:

Phone/Email:

Engineering Company:

Email:

Engineer's Name:

Number:

General Contractor:

Email:

Contact Name:

Telephone Number:

Mechanical:

Phone/Email:

Master's Name:

Master's Number:

Electrical:

Phone/Email::

Master's Name:

Master's Number:

Plumbing:

Phone/Email:

Master's Name

Master's Number:

Energy:

Phone/Email:

Master's Name:

ICC#::

Other (list)

Company:

Phone/Email:

Master's Name

Master's Number:

Note: Add/revise disciplines as needed.



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Residential New One & Two Family

Model Home

(Check List must be turned in with application)

Address: _____ Lot _____ Block _____

Subdivision: _____ Phase _____

*****Documents exceeding 8 1/2" x 11" in size must be back-folded correctly before submittal.*****

of
copies

SUBMITTAL REQUIREMENTS

- | | | |
|---|--|-------|
| 2 | Copies of the Completed Permit Application (pg. 2-3) | _____ |
| 1 | Plan Review check of \$80 submitted with application (separate check) | _____ |
| 1 | "CD" (PDF only) must include: Permit App. and all items listed below on the check list. (No Zip or JPEG files will be accepted) (files must be titled accordingly) | _____ |
| 2 | Plot Plans 11"x17" (max size) to include Legal Description: (lot, block, subdivision, dimensions, plan #, elevations) | _____ |
| 2 | Sets of 11"x17" Building Plans (2012 IRC) | _____ |
| 2 | Sets of 11"x17" Framing plans & Details (2012 IRC) | _____ |
| 2 | Sets of 11"x17" Engineered Stamped Foundation plans and details (2012 IBC) | _____ |
| 2 | Copies of Stamped Engineered Foundation Letters (2012 IBC) | _____ |
| 1 | Sets of 2012 Energy Reports and/or amendments (with signature) (2012 IRC) | _____ |
| 1 | Sets of Landscape plan 11"x17" (Code of Ordinances - Sec. 14.05.084) | _____ |
| 1 | Approval A.R.C / HOA Letter (at submittal) | _____ |
| 1 | Collin or Denton County Septic System permit approval (require at submittal) (Where city sewer services are not provided) | _____ |
| 1 | Completed <u>Model Home Affidavit</u> (if applicable) | _____ |

*****All resubmittals must include a letter with the company's letter head explaining in detail the reasons for the resubmittal and \$80.00 plan review fee.*****



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MODEL HOME AFFIDAVIT

I, _____, understand that this particular structure may not be used as a single family dwelling for a period of at least one year beginning from the date of Temporary Certificate of Occupancy issuance for a model home, and may be not be used as a single family dwelling until inspection by the City of Celina and a Certificate of Occupancy for a single family home is issued. I understand that until such time the structure may only be used as a Model Home.

I / we agree to submit an application with plans on a C/D and two sets of 11"X17" drawings, for a remodel permit on the conversion from a model home to a single family dwelling.

Property Address: _____

Subdivision: _____ Block: _____ Lot: _____

Builder: _____

Print Name: _____ Title: _____

Signature: _____ Date: _____

Attest: The State of Texas: _____ County

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledge to me that he or she executed the same for the purposed and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____, _____

NOTARY PUBLIC

(SEAL)



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RESIDENTIAL ENERGY CODE IMPLEMENTATION CHANGE NOTICE

Effective November 11th 2013

Permits issued on or after November 11th 2013 must fully comply with the energy conservation provisions of the 2012 International Residential Code and North Central Texas Council of Governments Amendments.

Compliance must be demonstrated by the following:

- PERMIT APPLICATION / PLAN REVIEW

- *Compliance must be demonstrated by submitting documentation at the time of permit application.*
- *If methods other than the North Central Texas Council of Governments Simplified Prescriptive approach are used, the appropriate report (such as REScheck or IC3) must be submitted.*
- *Additional energy conservation information is required on the buildings plan.*

- FIELD INSPECTION

- *Field inspection must be conducted by inspectors certified in energy code provisions as specified in the appropriate state law.*

The City of Celina inspectors will not perform energy inspections. Energy inspections must be conducted by certified 3rd Party Inspectors.

- ***All Energy inspection reports completed by certified 3rd party inspectors will be picked up by the city inspectors at the city's Final Building Inspection. The City of Celina energy inspection report found on pg. 13 of this package must be the only document submitted for compliance and be placed in the packet on-site.***

All 3rd Party Energy companies and Inspectors must be registered with the City of Celina and be certified by the ICC



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RESIDENTIAL ENERGY INSPECTION FORM

Date: _____

I hereby declare that the following address has been reviewed and inspected for compliance with the 2012 International Energy Conservation Code, and the City of Celina Ordinances. (local amendments to this code).

This house has passed the following inspection(s):

☐ ROUGH ☐ FINAL ☐ OTHER _____

Address: _____

Lot: _____ Block: _____ Subdivision: _____

To the Chief Building Official:

Certified Energy Inspector (Print Name)

Certified Energy Inspector (Signature)

ICC Certification Number

Phone Number

*****THIS FORM MUST BE COMPLETED IN ITS ENTIRETY AND PLACED IN
THE PERMIT PACKET AT THE CITY'S FINAL INSPECTION. OTHER FORMS
WILL NOT BE ACCEPTED*****



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INFORMATION & CHANGE NOTICE

Effective on or after October 1, 2011

To All Builders, Contractors, Residents and Permit Applicants:

Effective for all Single & Two Family permits issued on or after October 1, 2011, the City of Celina now request notarized certification from builders assuring that new construction meets, or exceeds, the 2012 International Residential Code requirements for "protection against termites." Section R318 "PROTECTION AGAINST SUBTERRANEAN TERMITES."

The City of Celina will provide a form (pg.15 of this packet) that must be filled out by the builder. Information required on the form includes the permit number, address of the subject property and name of builder, name of termite protection provider with address and phone number and the provider's State License Number.

The form must be completed and notarized and will be picked up at the time of final inspection and It shall be placed in the permit package.

Thank you,

Paul Peterman, CBO
Building Official
ppeterman@celina-tx.gov



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PROTECTION AGAINST TERMITES FORM

Permit No.: _____ Address: _____

Builder: _____

The residence addressed above meets or exceeds the requirements for protection against termites set forth in Section R318 of the 2012 International Residential Code.

Name of Protection Provider (Company): _____

Address: _____

Phone: _____

Name of TSCPБ Certified Applicator: _____

TSCPБ Certified Applicator's Signature: _____

State License No.: _____

**STATE OF TEXAS
COUNTY OF COLLIN**

I, _____, being duly sworn doth depose and say that the information contained in the above application is true and correct to the best of my knowledge and belief.

And further this deponent says not.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____, _____

NOTARY PUBLIC

(SEAL)

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PACKET AT THE CITY'S FINAL INSPECION. OTHER FORMS WILL NOT BE
ACCEPTED*****



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CODES & COMPLIANCE

Residential construction must adhere to the adopted codes with local amendments:

- 2012 International Residential Code, with local amendments,
- 2011 National Electrical Code, with local amendments,
- 2012 International Mechanical Code, with local amendments,
- 2012 International Plumbing Code, with local amendments,
- 2012 International Fire Code, with local amendments
- 2012 International Energy Conservation Code
- City of Celina Comprehensive Zoning Ordinance
- City of Celina Subdivision Regulation Ordinance, and
- Building ordinances.

All building and development-related adopted ordinances are available by visiting the City of Celina code of ordinances website located at: www.celina-tx.gov **MUNICIPAL CODE**.

Office Hours

Building Inspections' office hours are 8am-5pm, M-F, excluding City-approved holidays. Please contact a Representative listed below if you have building-related questions.

Name	Title	Office/Mobile
Paul Peterman	Building Official / Inspector	(972)382-2682 x 1031 (469)301-0042
Oscar Mejia	Permits Coordinator	(972)382-2682 x 1032
Joel Huff	Senior Building Inspector	(214)945-6556 x 1033
Carlos Fransen	Building Inspector	(214)425-9024 x 1035



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BUILDING PERMIT FEES

To Establish Building Fee:

Multiply total square footage under roof by \$100.00. (covered patios, porches, covered garages, etc)

Find valuation on table, and do appropriate calculations to establish total fee.

All items below are for informational purposes only, contact Building Permits & Inspection Dept. for details.

Total Valuation	Fee
\$1 to \$500	\$24
\$501 to \$2,000	\$24 for the first \$500: plus \$3 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001 to \$40,000	\$69 for the first \$2,000 plus \$11 for each additional \$1,000, or fraction thereof, to and including \$40,000
\$40,001 to \$100,000	\$487 for the first \$40,000 plus \$9 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1027 for the first \$100,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000 plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000 plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$5,000,001.00 and over	\$18,327 for the first \$5,000,000 plus \$1.00 for each additional \$1,000 or fraction thereof

OLD & NEW IMPACT FEES Typical Land Use	Meter Type	Meter Size	Living Unit Equivalent	OLD & NEW Water Impact Fee	OLD & NEW Sewer Impact Fee	OLD & NEW Total
Single Family Residential	Simple	3/4"	1	\$1,300 / \$2,930	\$1,500 / \$2,357	\$2,800 / \$5,287
Single Family Residential	Simple	1"	1.7	\$2,210 / \$4,981	\$2,550 / \$4,007	\$4,760 / \$8,988
Single Family Residential	Simple	1 1/2"	3.3	\$4,290 / \$9,669	\$4,950 / \$7,778	\$9,240 / \$17,447

TAP SIZE (WATER)	3/4"	1"	1-1/2"	TAP SIZE (SEWER) 4"
FEE	\$950	\$1,060	\$1,260	\$810

- Plan Review Fee \$80 (due upon permit submittal). Additional plan review fees may be required for changes, additions, re-submittals or revisions to plans.
- Building Activity Fee per waste water connection \$500
- All fees above do not include boring cost or any other expenditure required beyond a standard tap.
- Outdoor Warning Device fee \$24.22 for each acre or \$00.00056 per square foot for lots of less than an acre or remaining fractions of an acre.
- Water Account Deposit \$100.00.
- Fence fee \$75.00
- Residential C/O \$50.00
- Energy Fee \$200.00
- Water Meter fee 3/4"- \$320, 1"- \$380, 1 1/2"- \$770, 2"- \$1,080.
- In lieu of a donation of property to be used as a park, a fee of \$1500 per one and two family residential.
- Roadway -Thoroughfare Impact Fee (Call Development Services to obtain spread sheet with fees)



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Helpful Tips for Successful Required Residential Inspections

T-Pole:

1. Address and permit must be posted on the site.
2. Ground fault protection on all 20 and 30 amp circuits.
3. Pole must be braced and grounded.
4. Plugs and breakers must be located in a weather proof enclosure.
5. Neutral bar must be bounded to the Panel.

Plumbing Ground Rough:

1. Address and permit posted.
2. Proper fittings used in system.
3. No short sweep fittings permitted under slab.
4. Properly size vents, traps, and trap arms.
5. Minimum ¾-inch water service with cut-off valve.
6. Hose-bib with tamper proof vacuum breaker installed. Water shall be on to building or be air tested at 50 psi.
7. Copper lines must be sleeved, taped, or painted where exposed to concrete.
8. All building sewers (yard lines) shall be a minimum of four-inches with a four-inch double or two-way cleanout.
9. Turns in sewers shall be made with 1/8 or 1/16 bends only. No short radius fittings permitted.
10. All underground PVC and copper shall be bedded with sand.
11. Form board survey will be picked up at this inspection.
12. Permit package and approved plan to be on site.

Foundation:

1. Address and permit posted.
2. Post tension or other engineered plans must be on jobsite at the time of inspection.
3. A minimum depth of four (4) inches for concrete.
4. Beam width and depth must comply with approved engineer designs.
5. Chairs must be under reinforced steel and protected.
6. Forms must be adequately braced, with a brick ledge installed if applicable.
7. Blockouts for tubs and showers must be in place.
8. There must be an approved engineer inspection report on the site.
9. Rough grading for positive drainage away from slab must be done after concrete placement and removal of forms.
10. Exposed copper must be sleeved and protected.
11. Install UFER ground.
12. Protect PVC in footing equal to 2 pipe sizes, sleeve PVC risers through slab.

Flatwork:

1. City sidewalks shall be a minimum of four (4) feet wide with 1/4 –inch per foot slope from the property line to the street.
2. Expansion joints shall be installed where abutting existing concrete and every twenty (20) feet.
3. Reinforcement shall be #3 bars at eighteen (18) inches on center each way.
4. Sidewalk marking for control joints must be five (5) feet on center.
5. Drive approaches shall be six (6) inches in depth and reinforced with #3 rebar dowelled into existing concrete at eighteen (18) inches on center.
6. Water meter boxes must be flush to final grade and meters and fitting must be fully accessible.
7. Water meters in flatwork must be protected with metal enclosure and steel lid.
8. Handicap ramps must conform to the Americans with Disabilities Act (ADA) standards.
9. All fire hydrant and main line cut-off valves must be clearly located and be flush to final grade.



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Plumbing Top Out:

1. All vents must extend through the roof a minimum of six (6) inches with flashings properly installed.
2. Properly size vents, traps and trap arms.
3. No horizontal vents are allowed below 42-inches above floor.
4. All plumbing shall be stack vented. Flat venting will not be permitted.
5. All water pipes in exterior walls shall be insulated.
6. All copper lines and stub outs shall be strapped and supported.
7. All plumbing walls will require a minimum 2X6 framing.
8. Interior water heaters must be in an approved drip pan. T&P lines and drain lines must terminate to the exterior of the building.
9. A water test will be required on all plumbing above slab for two-story residences.
10. Cleanouts must be installed above arm tie-ins.
11. Approved shower pans must be installed and tested.
12. All shower valve risers must be capped and tested.
13. All exterior hose bibs shall be frost proof and protected where passing through masonry material.
14. Water heater installation shall comply with 2012 IECC requirements.

Mechanical Rough:

1. Flex duct shall be properly supported and turns made in a manner that will not restrict air flow.
2. Approved splice connectors must be used at all joints in the ductwork.
3. Supply duct in attics insulation shall be a minimum of R8.
4. Primary condensate drains must tie into a wet trap.
5. Bath exhaust fans must terminate to the exterior of the structure.
6. Dryer vent shall be metallic duct with a maximum length of 25-ft. with only two (2) 90-degree bends. Two (2) feet shall be deducted for each 90-degree fitting.
7. Insulation on A/C refrigerant lines shall comply with the 2012 IECC.
8. All seams and joints in metallic duct boots shall be sealed with mastics.
9. Mechanical storage equipment areas shall comply with the 2012 IECC.
10. All plenum spaces shall be in compliance with the 2012 IRC requirements.
11. All wood burning or gas fireplaces shall have fresh air intake from the outside of the structure.

Framing:

1. All bottom plates on masonry or concrete shall be pressure treated. Plates will be secured in compliance with the 2012 IRC.
2. Wind bracing must comply with the 2012 IRC. Nailing per schedule.
3. Joist and rafter spans will be installed per span charts.
4. Valley, hips, and ridges must be no less than two (2) inches nominal thickness and not less in depth than the end cut of the rafters.
5. Purlins must be at least the same size as the rafter, with struts four (4) feet on center.
6. Joists over four (4) feet in length that terminate other than on a bearing surface, must have joist hangers installed.
7. Fur downs, chimneys, ceilings of different heights, vertical wall spaces over ten (10) feet in height, roof lines, and open risers on stairs must be fire blocked.
8. Stairs, landings, handrails, and guardrails must comply with the 2012 IRC.
9. Metal fireplaces shall be installed according to manufactures specifications.
10. Vapor barrier must be installed at brick ledge behind sheathing.
11. Brick ties must be in place where applicable.

Electrical Rough:

1. No aluminum or copper clad aluminum conductors permitted.
2. Panel must be grounded to UFER and supplemental ground rod.
3. Bonding strap or screw must be installed.
4. Receptacles must be installed per 2012 IRC requirements.
5. All romex in return air spaces must be sleeved.



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6. All branch circuits that supply 125 volt 15 & 20 amp receptacles in dwelling unit bedrooms shall be Arc Fault protected.
7. Smoke detectors/ CO Detectors shall be installed per 2012 IRC requirements and manufactures installation instructions.
8. All romex extending through masonry shall be protected.
9. Must apply Low Voltage Ground Bus.
10. All insulation in walls, ceilings, ductwork, and windows shall comply with the 2012 IECC.

Gas & Electrical Meters:

1. All gas terminations to be valved & capped or properly connected if equipment is installed.
2. Conduit and disconnect must be installed for A/C condensers.
3. Connections must be made up at the meter base and panel.
4. UFER and ground rod clamps must be secured in place.
5. All receptacles, switches, and fixtures must be in place or blanked off.
6. Inside HVAC equipment must be installed and wiring and gas in place.

Certificate of Occupancy:

1. All outstanding fees must be paid before requesting FINAL INSPECTION.
2. Water meter and valve boxes must be set to grade and cleaned out so connections and valves are visible.
3. No cracked or broken walks or approaches permitted.
4. Final grade, positive drainage, and sod must be in place.
5. Smoke/CO detectors must be in place and operable.
6. Required exit hardware shall be installed.
7. Weather stripping must be installed at all exterior doors.
8. Windows must be free of cracks or breaks.
9. A/C unit must be operable and mounted on a level concrete pad.
10. Window screens must be installed.
11. House number of contrasting colors must be installed at the front of the house.
12. Blown insulation must be in place with certification paperwork.
13. AF/GFCI's must be operable at all installations.
14. Final grade survey must be on site at the time of inspection.
15. House must be move-in ready and lot and street must be clean from debris and mud.
16. Sprinkler double check test, termite protection form and energy inspection form to be on kitchen counter or permit package.

ITEMS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING WILL CONSTITUTE AN AUTOMATIC INSPECTION FEE AND THE INSPECTION WILL NOT BE CONTINUED:

- Work not complete on initial inspection;
- Items not corrected on re-inspection;
- Erosion Control;
- Trash bin not provided on site;
- Blowing trash not placed in trash bin;
- Permit packet not provided on site;
- Form survey not provided on site at plumbing rough inspection;
- Drainage, water or gas line test not performed;
- Any portion of work covered;
- Foundation letter not provided on site at plumbing top out/HVAC rough inspection;
- Panel cover not removed for electric meter inspection;
- Installing temporary electrical service;
- Electrical panel left off after service is hot;
- Electric meter base not complete;



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CONSTRUCTION SITE STANDARDS FOR CITY OF CELINA BUILDERS

These guidelines have been created in order to establish uniform standards for the installation and maintenance of required systems. This is to be considered the standard for all **residential** buildings sites within the city and ETJ.

Due to variances in site elevations and grade, some sites may have modified standards in order to meet the requirements.

STANDARDS

PORTA-LET: All residential sites are required to have one porta-let per lot; with the exception that if on builder is building on side-by-side lots one porta-let may serve the two lots. On commercial sites, one (1) port-let shall be provided for every ten (10) persons on the site. All porta-lets must be maintained in sanitary condition and must be removed from the jobsite prior to issuance of the CO.

TRASH BIN: Trash bins are required on all construction sites. On residential lots, the minimum requirements are three-sided OSB or plywood bins. Industrial refuse containers are permitted, but cannot be located in street or curb areas. Welded wire or fabric material trash bins are not acceptable. The garage may be used for storage of excess materials and refuse until final inspection, in which case it must be emptied and clean. No excess building material or debris will be allowed on the lot.

DEBRIS FENCE BARRIERS: All lots and sites are required to set up debris fence barriers to help contain lightweight materials and debris to the project site. On residential lots, a debris fence is required when an occupied residence is within one (1) lot of the project. For all sites, debris fence may be removed when the project is ready for final inspection.

EROSION CONTROL SYSTEMS: All residential lots must maintain properly installed silt fence, curlex, and storm drain inlet protection for the duration of land disturbing activities, i.e. grading, excavating, and primary construction, etc. Silt fences and curlex may be moved out of the way for excavation and other activities such as final grade, but must be replaced until sod or other approved soil stabilization devices are in place. Vegetation must be located on both the front and back of the lot in order to remove the erosion controls and obtain a CO. On commercial sites, systems must be maintained as per city approved erosion control plans submitted with the project package.

ADDRESS AND SIGN: *All lots must have a company/builder sign located at the front and back of the lot facing the street. **The lot address must be clearly posted and be easily seen from the street at the front and rear of all new structures or occupancy prior to requesting its first inspection.** This requirement is the result of an adopted **FIRE CODE**, which it will allow instant identification of locations for emergency access. Addresses painted on the curb are not acceptable. It is highly recommended that independent and private builders include a contact phone number on their sign.*

STREETS: All streets must be kept clean and free of debris at all times for the duration of the project. Streets must remain clean, and unobstructed for the safe passage of pedestrians and emergency vehicles. No exceptions shall be granted.